



received
3/2/22

Township Of Westampton

SITE PLAN REVIEW APPLICATION _____

DATE FILED _____
(for office use only)

SUBDIVISION APPLICATION _____

MINOR ☒ MAJOR _____

PRELIMINARY _____ FINAL _____ CONSOLIDATED _____

BLOCK 1207 LOT 2
1844 ROUTE 541

1. GENERAL INFORMATION

A. Applicant Name KRISTINA DERA

Address 1353 SMITHVILLE - JACKSONVILLE RD,
BORDENTOWN, NJ 08505

Telephone Number 609-206-3689

B. The Applicant is a:

Corporation* _____

Partnership* _____

Individual ☒

Other (specify) _____

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:

Purchaser under contract ☒

Owner _____

Lessee _____

Other (specify) _____

Attorney PATRICK McANDREW
Address PO BOX 88 HADDON HTS NJ 08035
Telephone Number 856-278-7296

D. Engineer/Surveyor: BILL NICHOLSON
Address 4 LANCOCKS RD, MT. LAUREL, NJ 08054
Telephone Number _____

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 1844 ROUTE 541
- B. The location of the property is approximately _____ feet from the intersection of _____ and _____
- C. Existing use of the property OFFICES
Proposed use of property RITAS WATER ICE + OFFICES
- D. Zone in which property is located C - COMMERCIAL
- E. Acreage of property .36 ACRE (15,466 S.F.)
- F. Is the property located on a County road? Yes ☒ No ☐; State road? Yes ☐ No ☐; or within 200 feet of a municipal boundary? Yes ☐ No ☐

SITE PLAN APPLICATIONS ONLY (ANSWER ITEMS G, H & I):

- G. The type of proposal is: New Structure ☐ Expanded area ☐ Improved Parking Area ☐ Alteration to Structure ☒ Expansion to Structure ☐ Change of Use ☐ Sign ☐
- H. Name of business or activity (if any) RITAS WATER ICE
- I. Are there deed restrictions that apply or are contemplated? NO
(if yes, please attach a copy to application)

SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M)

- J. Number of lots proposed N/A ↓
- K. Was the property subject to a prior subdivision? Yes ☐ No ☐
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application _____

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes ___ No ☒ (if yes, attach a copy)

N. List all proposed on-site utility and off-tract improvements:

NO CHANGE

O. List maps and other exhibits accompanying this application:

SITE PLAN

SURVEY (5 COPIES)

A. 101 ARCHITECTURAL PLANS

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

(1) NO NEW VARIANCES

SITE HAS EXISTING NON-CONFORMITIES

(2) PARTIAL OFFICE USE WILL CONTINUE

BUT WITH RTAS WATER ICE USE OF

FIRST FLOOR OF EXISTING BUILDING

4. CHECK LIST AND WAIVER REQUESTS

A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*

B Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true

Christina Riva
Signature of Applicant

2/28/22
Date

(ATTACHED)
Signature of Owner

Date

*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>

February 21, 2022

Westampton Township
Land Development Board
710 Rancocas Road
Westampton, NJ 08060
Attention: Ms. Jodi Termi
Board Secretary

Dear Ms. Termi:

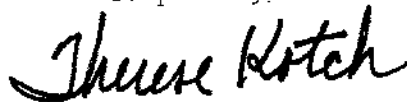
RE: 1844 Burlington-Mt. Holly Road
Block # 1207, Lot #2

I am the current owner of the above mentioned property. I have entered into a contract of sale for the property with Kristina Dera, and/or her corporate nominee. The contract is subject to approvals from the Land Development Board.

I hereby authorize Kristina Dera, and/or her corporate nominee, to sign and file any documents and present any application for Land Use Board relief for the above property as the contract purchaser..

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Therese Kotch". The signature is written in a cursive, flowing style.

Therese Kotch

TK/bjc

Statement of USE

Property Located at
1844 Burlington- Mt Holly rd
Westampton, NJ 08060

Objective for property:

Kristina Dera is purchasing the property personally

Rita's Water Ice - which is my company will be a TENANT OF THE PROPERTY. I would like the property to become a multi use property since Rita's will only be occupying 1/3 of the property. I would like to use the additional room downstairs and all of upstairs as a second rental of office space.

Hours of Operation will be seasonal from March 1 until September 30 Annually
With daily hours of operation as 12 to 9 pm

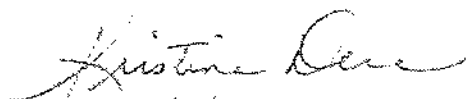
I feel the 2 businesses can operate easily with no interference to each other for the following reasons:

1. Rita's is a part time seasonal business not in operation from Oct 1 thru Feb 28 annually
2. Deliveries are dropped at 4 and 5 am once weekly
3. Primarily 70% of our business is done in the evening from 5pm to close Nightly and Dayside is basically for prepping for the evening.
4. Weekends are the busiest days of the week for Rita's.
5. Employees during the day at most is @ at Rita's and 3 at night.
6. The Offices work Monday thru Friday 9am to 5 pm with now weekends

Waste is managed by a professional company with recycle and trash coming weekly

I really want to stay in our community! I have been here for 7 awesome years. I was super tired of having to fix a property that the landlord has no interest in fixing and I know I can be more successful by being my own landlord and be able to make my business better than where I was. I selected this house because it is only a few doors down from where I am established and not to lose my customers by making them search for me. I look forward to being able to grow as a business that I control and not to have some else limit me. I ask the old landlord about selling he is not interested and said he has another person that may want to open an Ice cream shop so there there is only going forward for Rita's onward and upwards to better things.

Stay Well,
Kristina Dera


2/28/22